WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI PAGE 1 OF 31

TAXATION DISTRICT 002 TOWN OF CATO

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,043,400	1,044,801	99.87	99.29	102.40	15.47	71.4	0.99
	TOTAL	7	1,043,400	1,044,801	99.87	99.29	102.40	15.47	71.4	0.99
- COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	302,500	335,000	90.30	92.03	92.03	18.00	0.0	1.02
	TOTAL	2	302,500	335,000	90.30	92.03	92.03	18.00	0.0	1.02
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,345,900	1,379,801	97.54	97.67	102.40	15.63	66.7	1.00
	TOTAL	9	1,345,900	1,379,801	97.54	97.67	102.40	15.63	66.7	1.00
_			FREQUEN	ICY TABLE	(IN # OF OCCU	IRENCES .	AND PERCE	ENTS FRO	M MEDIAN	4)

			ОТ	HER	-4	15%	-30	0%	-1	5%	+	15%	+	30%	+	45%	О	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	1	14.3	0	0.0	0	0.0	2.5	35.7	2.5	35.7	0	0.0	1	14.3	0	0.0
	TOTAL	7	1	14.3	0	0.0	0	0.0	2.5	35.7	2.5	35.7	0	0.0	1	14.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	1	11.1	0	0.0	1	11.1	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0
	TOTAL	9	1	11.1	0	0.0	1	11.1	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0

TOTAL

VACANT

TOTAL

IMPROVED

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 004 TOWN OF CENTERVILLE

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES		ESSED ALUE	SALI VALI	-	AGGREGA RATIO		MEAN RATIO		MEDIAN RATIO	DISP		CONC		RICE FFL		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2		0 454,300 454,300	427,0 427,0		0.00 106.39 106.39	9	0.00 115.08 115.08	3	0.00 115.08 115.08	0.0 30.1 30.1	3	0.0 0.0 0.0	1.	00 08 08		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0		0 0 0		0 0 0	0.00 0.00 0.00)	0.00 0.00 0.00)	0.00 0.00 0.00	0.0 0.0 0.0	0	0.0 0.0 0.0	0.	00 00 00		
TOTAL	VACANT IMPROVED TOTAL	0 2 2		_0 454,300 454,300	427,0 427,0	000	0.00 106.39 106.39		0.00 115.08 115.08	3	0.00 115.08 115.08	0.0 30.1 30.1	3	0.0 0.0 0.0	1. 1.	00 08 08		
			OTH		-45%	SLE ((IN # OF O -30%	CCC	JRENCE -15			<u>ENIS F</u> 5%		МЕDIA 30%		45%		THER
			#	%	# %	, D		%	#	%	#	%	#		#		#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 2 2	0 0 0	0.0 0.0 0.0	0 0.0 1 50.0 1 50.0)	0 0	.0 .0 .0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 1 1	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0)	0 0	.0 .0 .0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0

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TAXATION DISTRICT 006 TOWN OF COOPERSTOWN

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CANT ROVED	0	•							DIFFL
ROVED		0	0	0.00	0.00	0.00	0.00	0.0	0.00
	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
AL	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
CANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
ROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
AL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
CANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
ROVED	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
AL	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
R	OVED	OVED 2	DVED 2 318,900 L 2 318,900	DVED 2 318,900 311,400 L 2 318,900 311,400	DVED 2 318,900 311,400 102.41 L 2 318,900 311,400 102.41	DVED 2 318,900 311,400 102.41 102.12 L 2 318,900 311,400 102.41 102.12	DVED 2 318,900 311,400 102.41 102.12 102.12 L 2 318,900 311,400 102.41 102.12 102.12	DVED 2 318,900 311,400 102.41 102.12 1.85 1.85 1.85	OVED 2 318,900 311,400 102.41 102.12 102.12 1.85 100.0

			OTH	IER	-4	15%	-30	%	-1	15%	+	15%	+3	0%	+4	5%	C	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 008 TOWN OF EATON

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
	TOTAL	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
	TOTAL	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
			FREQUEN	CY TABLE	(IN # OF OCCU	JRENCES .	AND PERCE	ENTS FRO	M MEDIAN	1)

			OTH	HER	-4	15%	-30	%		15%	+	15%	+3	0%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED TOTAL	2 2	0	0.0 0.0	0 0	0.0	0 0	0.0 0.0	1 1	50.0 50.0	1 1	50.0 50.0	0	0.0 0.0	0 0	0.0	0	0.0 0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 010 TOWN OF FRANKLIN

IMPROVED

TOTAL

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COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES		ESSED ALUE	SAL VAL	_	AGGRE6 RATI		MEAN RATIC		MEDIAN RATIO	DISP COEFF		CONC	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 0 0		0 0 0		0 0 0	0	.00 .00 .00	0.00 0.00 0.00)	0.00 0.00 0.00	0.00 0.00 0.00		0.0 0.0 0.0	0.0 0.0 0.0	0		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0		0 0 0		0 0 0	0	.00 .00 .00	0.00 0.00 0.00))	0.00 0.00 0.00	0.00 0.00 0.00		0.0 0.0 0.0	0.0 0.0 0.0	0 0		
TOTAL	VACANT IMPROVED TOTAL	0 0 0	F	0 0 0	e	0 0 0	0	.00 .00 .00	0.00 0.00 0.00		0.00 0.00 0.00	0.00 0.00 0.00		0.0 0.0 0.0	0.0 0.0 0.0	0		
					NCY TAE		<u> </u>									F 0/		
			OTH #	1ER %	-45% # %		-30° #	<u>%</u> %	15 #	5% %	<u>+1</u> #	<u>5% </u>	#	30% %	+4 #	5% %	#	THER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0	0 0 0	0.0 0.0 0.0	0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0	0 0 0	0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
TOTAL	VACANT	0	0	0.0	0 0.	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF GIBSON

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	56,000	72,500	77.24	95.55	95.55	45.53	0.0	1.24
	IMPROVED	8	1,024,000	915,868	111.81	120.80	124.24	17.73	37.5	1.08
	TOTAL	10	1,080,000	988,368	109.27	115.75	124.24	21.19	40.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	56,000	72,500	77.24	95.55	95.55	45.53	0.0	1.24
	IMPROVED	8	1,024,000	915,868	111.81	120.80	124.24	17.73	37.5	1.08
	TOTAL	10	1,080,000	988,368	109.27	115.75	124.24	21.19	40.0	1.06

			ОТ	HER	-	45%	-3	0%		15%	+	15%	+	30%	+	45%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	8	0	0.0	1	12.5	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	10	1	10.0	1	10.0	2	20.0	1	10.0	3	30.0	1	10.0	1	10.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	8	0	0.0	1	12.5	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	10	1	10.0	1	10.0	2	20.0	1	10.0	3	30.0	1	10.0	1	10.0	0	0.0

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TAXATION DISTRICT 014 TOWN OF KOSSUTH

TOTAL

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2 - COMMERCIAL VACANT

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COUNTY **MANITOWOC** 36

EQ ADMIN AREA GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL	
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 4 4	0 882,000 882,000	0 825,500 825,500	0.00 106.84 106.84	0.00 105.71 105.71	0.00 103.65 103.65	0.00 5.28 5.28	0.0 100.0 100.0	0.00 0.99 0.99	
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 1 1	0 209,000 209,000	0 250,000 250,000	0.00 83.60 83.60	0.00 83.60 83.60	0.00 83.60 83.60	0.00 0.00 0.00	0.0 100.0 100.0	0.00 1.00 1.00	
TOTAL	VACANT IMPROVED TOTAL	0 5 5	1,091,000 1,091,000	1,075,500 1,075,500	0.00 101.44 101.44	0.00 101.29 101.29	0.00 100.47 100.47	0.00 7.72 7.72	0.0 80.0 80.0	0.00 1.00 1.00	
					(IN # OF OCCU						
			OTHER # %	-45% # %		15% # %	+1: % #	<u>5% </u>	+30% # %	+45% # %	OTHER # %
1 - RESIDENTIAL	VACANT IMPROVED	0 4	0 0.0 0 0.0	0 0.0 0 0.0	0 0.0 0 0.0	0 0.0 2 50.0		0.0 50.0	0 0.0 0 0.0	0 0.0 0 0.0	0 0.0 0 0.0

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TAXATION DISTRICT 016 TOWN OF LIBERTY

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	1,597,300	1,607,200	99.38	99.61	102.01	12.17	60.0	1.00
	TOTAL	10	1,597,300	1,607,200	99.38	99.61	102.01	12.17	60.0	1.00
- COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	216,700	500,000	43.34	43.34	43.34	0.00	100.0	1.00
	TOTAL	1	216,700	500,000	43.34	43.34	43.34	0.00	100.0	1.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	1,814,000	2,107,200	86.09	94.50	100.14	16.43	54.6	1.10
	TOTAL	11	1,814,000	2,107,200	86.09	94.50	100.14	16.43	54.6	1.10
			FREQUE	NCY TABLE	(IN # OF OCCL	IRENCES	AND PERCI	ENTS FRO	M MEDIAN	1)

			OTH	IER	-4	15%	-3	0%	-1	15%	+	15%	+	30%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	1	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	1	9.1	0	0.0	3	27.3	1.5	13.6	4.5	40.9	0	0.0	1	9.1	0	0.0
	TOTAL	11	1	9.1	0	0.0	3	27.3	1.5	13.6	4.5	40.9	0	0.0	1	9.1	0	0.0

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TAXATION DISTRICT 018 TOWN OF MANITOWOC

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	15,900	18,100	87.85	87.85	87.85	0.00	100.0	1.00
	IMPROVED	7	937,900	1,072,300	87.47	92.27	88.08	21.59	28.6	1.05
	TOTAL	8	953,800	1,090,400	87.47	91.71	87.97	18.95	37.5	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	15,900	18,100	87.85	87.85	87.85	0.00	100.0	1.00
	IMPROVED	7	937,900	1,072,300	87.47	92.27	88.08	21.59	28.6	1.05
	TOTAL	8	953,800	1,090,400	87.47	91.71	87.97	18.95	37.5	1.05

			OTH	IER	-	45%	-30	0%	-1	15%	+	15%	+	30%	+	45%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
	VACANT		0	0.0	0	0.0	0	0.0	_	50.0	_	50.0	0	0.0	^	0.0	0	0.0
1 - RESIDENTIAL		1	U	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	U	0.0	U	0.0	U	0.0
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	.5	7.1	1	14.3	2	28.6	0	0.0
	TOTAL	8	0	0.0	1	12.5	1	12.5	2	25.0	1	12.5	1	12.5	2	25.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	.5	7.1	1	14.3	2	28.6	0	0.0
	TOTAL	8	0	0.0	1	12.5	1	12.5	2	25.0	1	12.5	1	12.5	2	25.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 020 TOWN OF MANITOWOC RAPIDS

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	106,200	117,500	90.38	94.44	91.05	33.25	33.3	1.04
	IMPROVED	10	1,498,450	1,193,400	125.56	135.74	115.94	29.71	40.0	1.08
	TOTAL	13	1,604,650	1,310,900	122.41	126.21	115.19	30.68	30.8	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	106,200	117,500	90.38	94.44	91.05	33.25	33.3	1.04
	IMPROVED	10	1,498,450	1,193,400	125.56	135.74	115.94	29.71	40.0	1.08
	TOTAL	13	1,604,650	1,310,900	122.41	126.21	115.19	30.68	30.8	1.03

			OTH	HER	-	45%	-3	0%	-1	15%	+	15%	+	30%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	10	0	0.0	0	0.0	2	20.0	3	30.0	1	10.0	2	20.0	0	0.0	2	20.0
	TOTAL	13	1	7.7	0	0.0	3	23.1	2.5	19.2	1.5	11.5	3	23.1	0	0.0	2	15.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	10	0	0.0	0	0.0	2	20.0	3	30.0	1	10.0	2	20.0	0	0.0	2	20.0
	TOTAL	13	1	7.7	0	0.0	3	23.1	2.5	19.2	1.5	11.5	3	23.1	0	0.0	2	15.4

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TAXATION DISTRICT 022 TOWN OF MAPLE GROVE

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COUNTY **MANITOWOC** 36

EQ ADMIN AREA GREEN BAY

CLASS		# OF SALES	ASSESSE VALUE	D SALES VALUE	AGGREGATE RATIO	E MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 1 1	167,10 167,10		0.00 95.49 95.49	0.00 95.49 95.49	0.00 95.49 95.49	0.00 0.00 0.00	0.0 100.0 100.0	0.00 1.00 1.00		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0		0 0 0 0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.0 0.0 0.0	0.00 0.00 0.00		
TOTAL	VACANT IMPROVED TOTAL	0 1 1	167,10 167,10		0.00 95.49 95.49	0.00 95.49 95.49	0.00 95.49 95.49	0.00 0.00 0.00	0.0 100.0 100.0	0.00 1.00 1.00		
				UENCY TABLE	•							
			OTHER # %		30% # %	-15% #	+1 % #	<u>5%</u> %	+30% 	+45% # %	O	THER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 1 1	0 0.0 0 0.0 0 0.0	0 0.0 0 0.0 0 0.0	0 0.0 0 0.0 0 0.0	0 0. .5 50. .5 50.	.0 0 .0 .5	0.0 50.0 50.0	0 0.0 0 0.0 0 0.0	0 0.0 0 0.0 0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT	0	0 0.0	0 0.0	0 0.0	0 0.	.0 0	0.0	0.0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 024 TOWN OF MEEME

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08
	TOTAL	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08
	TOTAL	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08

			OTI	HER	-4	5%	-30)%	-1	15%	+	15%	+3	0%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0

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TAXATION DISTRICT 026 TOWN OF MISHICOT

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
	TOTAL	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
	TOTAL	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
			EDECLIEN	CVTADIE	/INI # OF OCC	IDENCES	AND DEDC	ENTS EDC	M MEDIAL	.1\

TABLE (IN # OF OCCURENC	

			OTH	IER	-4	5%	-30)%	-1	15%	+	15%	+3	80%	+	45%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED TOTAL	5	0	0.0 0.0	0	0.0 0.0	0 0	0.0 0.0	2.5 2.5	50.0 50.0	1.5 1.5	30.0 30.0	0	0.0 0.0	1	20.0 20.0	0	0.0 0.0
		5	0				•		2.5		1.5		0		1		0	
2 - COMMERCIAL	VACANT IMPROVED	0	0	0.0 0.0	0	0.0	0 0	0.0 0.0	0	0.0 0.0	0	0.0 0.0	0	0.0 0.0	0	0.0 0.0	0	0.0 0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 028 TOWN OF NEWTON

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,137,600	1,065,500	106.77	113.12	109.07	10.93	85.7	1.06
	TOTAL	7	1,137,600	1,065,500	106.77	113.12	109.07	10.93	85.7	1.06
2 - COMMERCIAL	VACANT	2	44,300	74,000	59.86	65.64	65.64	25.05	0.0	1.10
	IMPROVED	1	136,300	175,000	77.89	77.89	77.89	0.00	100.0	1.00
	TOTAL	3	180,600	249,000	72.53	69.72	77.89	14.07	66.7	0.96
TOTAL	VACANT	2	44,300	74,000	59.86	65.64	65.64	25.05	0.0	1.10
	IMPROVED	8	1,273,900	1,240,500	102.69	108.72	105.60	13.57	62.5	1.06
	TOTAL	10	1,318,200	1,314,500	100.28	100.10	100.84	18.61	40.0	1.00
			FREQUE	NCY TABLE	(IN # OF OCCU	JRENCES .	AND PERCE	ENTS FRO	M MEDIAN	۷)

			ОТ	HER		45%	-3	0%	-1	15%	+	15%	+	30%	+	45%	С	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
1 - KESIDENTIAL	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	1	14.3	0	0.0
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	1	14.3	0	0.0
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	10	1	10.0	0	0.0	2	20.0	2	20.0	2	20.0	2	20.0	1	10.0	0	0.0

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TAXATION DISTRICT 030 TOWN OF ROCKLAND

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
	TOTAL	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
	TOTAL	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
			FREQUEN	CY TABLE	(IN # OF OCCU	JRENCES A	AND PERCE	ENTS FRO	M MEDIAN	٧)

			OTH	HER	-4	15%	-30)%	-1	15%	+	15%	+3	30%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED TOTAL	0	0	0.0 0.0	0	0.0 0.0	0 0	0.0 0.0	0	0.0 0.0	0	0.0 0.0	0	0.0 0.0	0	0.0 0.0	0 0	0.0 0.0
		0	0				_				0						0	
2 - COMMERCIAL	VACANT IMPROVED	0	0	0.0 0.0	0	0.0 0.0	0 0	0.0 0.0	.5	0.0 50.0	.5	0.0 50.0	0 0	0.0 0.0	0	0.0 0.0	0	0.0 0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5		.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 032 TOWN OF SCHLESWIG

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
	TOTAL	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
	TOTAL	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
			FREQUEN	ICY TABLE	(IN # OF OCCU	JRENCES	AND PERCE	ENTS FRO	M MEDIAN	1)

			OTH	HER	-4	15%	-3	0%	-1	15%	+	15%	+-	30%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED TOTAL	12 12	0	0.0 0.0	0 0	0.0	2	16.7 16.7		33.3 33.3	4	33.3 33.3	2 2	16.7 16.7	0 0	0.0	0 0	0.0 0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	0	0.0

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TAXATION DISTRICT 034 TOWN OF TWO CREEKS

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
I - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03
	TOTAL	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03
- COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	531.900	479.500	110.93	114.43	112.05	12.61	75.0	1.03
	TOTAL	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03
			FREQUEN	CY TABLE	(IN # OF OCCL	JRENCES A	AND PERCI	ENTS FRO	M MEDIAN	1)
			OTHER	4E0/	200/	450/	. 4 5	-0/	. 200/	. AE0/

			OTH	HER	-4	5%	-30	%	-1	15%	+	15%	+	30%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0

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TAXATION DISTRICT 036 TOWN OF TWO RIVERS

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	31,300	62,000	50.48	52.87	52.87	23.32	0.0	1.05
	IMPROVED	5	551,500	470,250	117.28	158.80	110.06	53.69	60.0	1.35
	TOTAL	7	582,800	532,250	109.50	128.53	99.52	57.32	42.9	1.17
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	31,300	62,000	50.48	52.87	52.87	23.32	0.0	1.05
	IMPROVED	5	551,500	470,250	117.28	158.80	110.06	53.69	60.0	1.35
	TOTAL	7	582,800	532,250	109.50	128.53	99.52	57.32	42.9	1.17

			ОТ	HER	-4	15%	-3	0%	-1	15%	+	15%	+	30%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	0	0.0	2	40.0
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	1.5	21.4	0	0.0	0	0.0	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	0	0.0	2	40.0
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	1.5	21.4	0	0.0	0	0.0	2	28.6

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 112 VILLAGE OF CLEVELAND

IMPROVED

TOTAL

12

13

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COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES		ESSED ALUE		ALUE	AGGRE0 RATI		MEAI RATI		MEDIAN RATIO	DISF		CONC COEFF	PRI DIF			
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 10 10		0 264,400 264,400		0 93,200 93,200	0. 105. 105.		0.0 107.3 107.3	32	0.00 104.17 104.17	0.0 8.7 8.7	' 2	0.0 90.0 90.0	0.0 1.0 1.0	1		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	1 2 3		65,200 704,700 769,900	1,2	90,000 39,500 29,500	72. 56. 57.	.85	72.4 55.9 61.4	95	72.44 55.95 57.35	0.0 2.5 10.4	50	100.0 100.0 66.7	1.0 0.9 1.0	8		
TOTAL	VACANT IMPROVED TOTAL	1 12 13	2,0	65,200 969,100 034,300	2,4 2,5	90,000 32,700 22,700		ш	72.4 98.7 96.7	75 73	72.44 101.37 100.55	0.0 15.0 16.1	07 8	100.0 58.3 53.9	1.0 1.2 1.2	2		
			ОТН			5%	-30%			15%		15%				5%		THER
			#	%	#	%	#	%	#	%	#	%	#		#	%	#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 10 10	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 5 5	0.0 50.0 50.0	0 4 4	0.0 40.0 40.0	0 1 1	0.0 10.0 10.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	1 2 3	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	.5 1 1.5	50.0 50.0 50.0	.5 1 .5	50.0 50.0 16.7	0 0 1	0.0 0.0 33.3	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 126 VILLAGE OF FRANCIS CREEK

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

2 - COMMERCIAL VACANT

TOTAL

IMPROVED

IMPROVED

TOTAL

VACANT

TOTAL

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CLASS		# OF SALES		SSED	SALE: VALU		REGATE ATIO	MEAN RATIO		EDIAN RATIO	DISP COEF		ONC	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 4 4		0 40,000 40,000	477,00 477,00	-	0.00 113.21 113.21	0.00 109.31 109.31		0.00 107.66 107.66	0.00 6.44 6.44	4 '	0.0 100.0 100.0	0.0 0.9 0.9	7		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 0 0		0 0 0		0 0 0	0.00 0.00 0.00	0.00 0.00 0.00)	0.00 0.00 0.00	0.00 0.00 0.00	0	0.0 0.0 0.0	0.0 0.0 0.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 4 4		40,000 40,000	477,00 477,00		0.00 113.21 113.21	0.00 109.31 109.31		0.00 107.66 107.66	0.00 6.44 6.44	4	0.0 100.0 100.0	0.0 0.9 0.9	7		
					NCY TABL	•											
			OTHE	<u>ER</u> %	45% # %		-30% %		<u>%</u> %	+1 #	<u>5% </u>	+3	80% %	+4 #	5% %	O	THER %
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 4 4		0.0 0.0 0.0	0 0.0 0 0.0 0 0.0	0 0 0	0.0 0.0	0 2	0.0 50.0 50.0	0 2 2	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0

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TAXATION DISTRICT 132 VILLAGE OF KELLNERSVILLE

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
	TOTAL	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
	TOTAL	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
								A I	V	
			FREQUEN	CY TARLE	(IN # OF OCCL	IRFNCES	AND PERCI	ENTS FRO	M MEDIAN	۷)

			OTH	HER	-4	15%	-30	%		15%	+	15%	+3	0%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED TOTAL	2 2	0	0.0 0.0	0 0	0.0	0 0	0.0 0.0	1 1	50.0 50.0	1 1	50.0 50.0	0	0.0 0.0	0 0	0.0	0	0.0 0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 147 VILLAGE OF MARIBEL

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
	TOTAL	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
- COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
	TOTAL	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
			EDECLIEN	CV TABLE	(IN # OF OCC	IDENCES	AND DEDCI	ENTS EDO	M MEDIAN	1\

			OTH	IER	-4	15%	-30	%	-1	15%	+	15%	+3	80%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 151 VILLAGE OF MISHICOT

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	12,000	50,000	24.00	23.34	23.34	14.29	100.0	0.97
	IMPROVED	7	759,800	805,900	94.28	96.40	93.00	9.71	57.1	1.02
	TOTAL	9	771,800	855,900	90.17	80.17	91.40	24.43	44.4	0.89
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	12,000	50,000	24.00	23.34	23.34	14.29	100.0	0.97
	IMPROVED	7	759,800	805,900	94.28	96.40	93.00	9.71	57.1	1.02
	TOTAL	9	771,800	855,900	90.17	80.17	91.40	24.43	44.4	0.89

			ОТ	HER	-4	5%	-30	0%	-1	15%	+	15%	+	30%	+4	5%	C	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	9	2	22.2	0	0.0	1	11.1	1.5	16.7	2.5	27.8	2	22.2	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	9	2	22.2	0	0.0	1	11.1	1.5	16.7	2.5	27.8	2	22.2	0	0.0	0	0.0

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TAXATION DISTRICT 176 VILLAGE OF REEDSVILLE

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13
	TOTAL	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13
- COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,169,300	1.088,400	107.43	121.89	105.23	22.66	75.0	1.13
	TOTAL	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13
			FREQUEN	CY TABLE	(IN # OF OCC	JRENCES .	AND PERCI	ENTS FRO	M MEDIAN	1)
			OTLIED	450/	000/	450/	41	•••	000/	450/

			OTH	HER	-4	5%	-30	%	-1	15%	+	15%	+3	0%	+4	5%	(OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7
	TOTAL	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7
	TOTAL	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7

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TAXATION DISTRICT 181 VILLAGE OF SAINT NAZIANZ

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	13,300	15,000	88.67	88.67	88.67	0.00	100.0	1.00
	IMPROVED	5	527,900	519,500	101.62	103.55	99.73	8.63	80.0	1.02
	TOTAL	6	541,200	534,500	101.25	101.07	97.37	9.26	83.3	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	13,300	15,000	88.67	88.67	88.67	0.00	100.0	1.00
	IMPROVED	5	527,900	519,500	101.62	103.55	99.73	8.63	80.0	1.02
	TOTAL	6	541,200	534,500	101.25	101.07	97.37	9.26	83.3	1.00

			OTH	HER	-4	5%	-30)%	-1	15%	+	15%	+	30%	+4	5%	0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0

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TAXATION DISTRICT 186 VILLAGE OF VALDERS

COUNTY 36 MANITOWOC

CLASS		# OF SALES		ESSED ALUE	_	ALES ALUE	AGGREG RATIO			MEDIAN RATIO	DISP COEFF		CONC	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 5 5		0 488,000 488,000		0 46,150 46,150	0.0 109.3 109.3	8 110	-	0.00 114.78 114.78	0.00 10.72 10.72		0.0 80.0 80.0	0.0 1.0 1.0	1		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 3 3		0 288,600 288,600		0 19,900 19,900	0.0 90.2 90.2	2 94	.00 .13 .13	0.00 92.50 92.50	0.00 8.89 8.89		0.0 66.7 66.7	0.0 1.0 1.0	4		
TOTAL	VACANT IMPROVED TOTAL	0 8 8		776,600 776,600		0 66,050 66,050	0.0 101.3 101.3	8 104		0.00 103.06 103.06	0.00 13.16 13.16		0.0 62.5 62.5	0.0 1.0 1.0	3		
			OTH			ABLE	(IN # OF (CCUREN	CES A ·15%		CENTS FR		MEDIAI		5%		THER
			#	%	#	%	#	% #	1070		%	#		#	%	#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 5 5	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	1 2).0 ().0 1.5).0 1.5	30.0	2.5	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 3 3	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0).0 ().0 1.5).0 1.5	50.0	.5	0.0 16.7 16.7	0 1 1	0.0 33.3 33.3	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0.0	0	0.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 191 VILLAGE OF WHITELAW

COUNTY 36 MANITOWOC

CLASS		# OF SALES		ESSED ALUE		ALES ALUE	AGGRE RAT	_	MEAN RATIO		MEDIAN RATIO	DISP		CONC	PRI DIF	-		
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 4 4		0 369,900 369,900		0 11,500 11,500	89	.00 .89 .89	0.0 87.8 87.8	5	0.00 88.31 88.31	0.00 7.78 7.78	3	0.0 75.0 75.0	0.0 0.9 0.9	8		
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 1 1		0 57,700 57,700		0 69,900 69,900	82	.00 .55 .55	0.0 82.5 82.5	5	0.00 82.55 82.55	0.00 0.00 0.00)	0.0 100.0 100.0	0.0 1.0 1.0	0		
TOTAL	VACANT IMPROVED TOTAL	0 5 5		427,600 427,600		0 81,400 81,400	88	.00 .82 .82	0.0 86.7 86.7	9	0.00 87.62 87.62	0.00 7.43 7.43		0.0 80.0 80.0	0.0 0.9 0.9	8		
				FREQU	ENCY T	ABLE	(IN # OF	occı	URENC	ES AN	ND PER	ENTS F	ROM	MEDIA	N)			
			OTH			5%	-30			5%		15%		30%		5%		THER
			#	%	#	%	#	%	#	%	#	<u>%</u>	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT IMPROVED TOTAL	0 4 4	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0		0.0 25.0 25.0	0 1 1	0.0 25.0 25.0	0 2 2	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
2 - COMMERCIAL	VACANT IMPROVED TOTAL	0 1 1	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 .5 .5	0.0 50.0 50.0	0 .5 .5	0.0 50.0 50.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0	0 0 0	0.0 0.0 0.0
			0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 241 CITY OF KIEL

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
	TOTAL	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	436,900	481,050	90.82	89.69	94.63	6.84	66.7	0.99
	TOTAL	3	436,900	481,050	90.82	89.69	94.63	6.84	66.7	0.99
TOTAL	VACANT	0	_0_	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	35	3,783,600	3,882,950	97.44	98.75	96.79	9.09	71.4	1.01
	TOTAL	35	3,783,600	3,882,950	97.44	98.75	96.79	9.09	71.4	1.01

			OTH	HER	-4	15%	-3	0%	-1	15%	+	15%	+30%		+45%		0	THER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
	TOTAL	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	35	0	0.0	0	0.0	4	11.4	13.5	38.6	11.5	32.9	5	14.3	1	2.9	0	0.0
	TOTAL	35	0	0.0	0	0.0	4	11.4	13.5	38.6	11.5	32.9	5	14.3	1	2.9	0	0.0

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TAXATION DISTRICT 251 CITY OF MANITOWOC

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	15	482,400	494,500	97.55	100.14	97.77	25.98	46.7	1.03
	IMPROVED	201	24,257,500	22,701,730	106.85	110.55	109.14	11.44	73.6	1.03
	TOTAL	216	24,739,900	23,196,230	106.65	109.82	108.64	12.54	71.3	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	15	5,135,100	4,791,825	107.16	102.55	106.80	15.27	60.0	0.96
	TOTAL	15	5,135,100	4,791,825	107.16	102.55	106.80	15.27	60.0	0.96
TOTAL	VACANT	15	482,400	494,500	97.55	100.14	97.77	25.98	46.7	1.03
	IMPROVED	216	29,392,600	27,493,555	106.91	109.99	109.08	11.72	72.2	1.03
	TOTAL	231	29,875,000	27,988,055	106.74	109.35	108.22	12.76	70.1	1.02
			FREQUE	NCY TABLE	(IN # OF OCCL	JRENCES .	AND PERCI	ENTS FRO	M MEDIAN	1)

			OTI	OTHER		45%	-3	0%		15%	+	15%	+3	30%		+45%		OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	15	1	6.7	2	13.3	1	6.7	3.5	23.3	3.5	23.3	0	0.0	0	0.0	4	26.7
	IMPROVED	201	0	0.0	1	0.5	21	10.5	78.5	39.1	69.5	34.6	18	9.0	11	5.5	2	1.0
	TOTAL	216	1	0.5	3	1.4	22	10.2	82	38.0	72	33.3	19	8.8	15	6.9	2	0.9
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	1	6.7	4	26.7	2.5	16.7	6.5	43.3	0	0.0	1	6.7	0	0.0
	TOTAL	15	0	0.0	1	6.7	4	26.7	2.5	16.7	6.5	43.3	0	0.0	1	6.7	0	0.0
TOTAL	VACANT	15	1	6.7	2	13.3	1	6.7	3.5	23.3	3.5	23.3	0	0.0	0	0.0	4	26.7
	IMPROVED	216	0	0.0	2	0.9	26	12.0	80	37.0	76	35.2	18	8.3	12	5.6	2	0.9
	TOTAL	231	1	0.4	4	1.7	27	11.7	83.5	36.2	78.5	34.0	19	8.2	16	6.9	2	0.9

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 286 CITY OF TWO RIVERS

COUNTY 36 MANITOWOC

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	10,100	5,800	174.14	143.00	143.00	30.07	0.0	0.82
	IMPROVED	77	6,053,900	6,067,000	99.78	109.82	101.13	21.36	61.0	1.10
	TOTAL	79	6,064,000	6,072,800	99.86	110.66	101.13	21.89	60.8	1.11
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	2,618,200	4,365,825	59.97	99.23	87.76	43.40	37.5	1.65
	TOTAL	8	2,618,200	4,365,825	59.97	99.23	87.76	43.40	37.5	1.65
TOTAL	VACANT	2	10,100	5,800	174.14	143.00	143.00	30.07	0.0	0.82
	IMPROVED	85	8,672,100	10,432,825	83.12	108.82	100.44	23.27	57.7	1.31
	TOTAL	87	8,682,200	10,438,625	83.17	109.61	100.44	23.72	57.5	1.32
			FREQUE	NCY TABLE	(IN # OF OCCU	JRENCES .	AND PERCE	ENTS FRO	M MEDIAN	4)

			ОТ	OTHER		45%	-3	0%	-1	15%	+	15%	+3	30%	+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
· KLOIDEKTIKE	IMPROVED	77	Ö	0.0	0	0.0	14	18.2	24.5		22.5	29.2	5	6.5	3	3.9	8	10.4
	TOTAL	79	0	0.0	0	0.0	14	17.7	25.5	32.3	22.5	28.5	5	6.3	3	3.8	9	11.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	1	12.5	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	0	0.0	2	25.0
	TOTAL	8	1	12.5	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	0	0.0	2	25.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	85	1	1.2	1	1.2	15	17.7	25.5	30.0	23.5	27.7	6	7.1	3	3.5	10	11.8
	TOTAL	87	1	1.2	1	1.2	15	17.2	26.5	30.5	23.5	27.0	6	6.9	3	3.5	11	12.6

WISCONSIN DEPARTMENT OF REVENUE 2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 241 CITY OF KIEL

COUNTY 36 MANITOWOC 08 CALUMET

EQ ADMIN AREA 81 GREEN BAY 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
	TOTAL	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
- COMMERCIAL	VACANT	1	18,000	12,950	139.00	139.00	139.00	0.00	100.0	1.00
	IMPROVED	3	436,900	481,050	90.82	89.69	94.63	6.84	66.7	0.99
	TOTAL	4	454,900	494,000	92.09	102.02	95.78	16.65	50.0	1.11
TOTAL	VACANT	1	18,000	12,950	139.00	139.00	139.00	0.00	100.0	1.00
	IMPROVED	35	3,783,600	3,882,950	97.44	98.75	96.79	9.09	71.4	1.01
	TOTAL	36	3,801,600	3,895,900	97.58	99.87	96.86	10.04	69.4	1.02

			OTH	OTHER		5%	-3	0%	-1	15%	+	+15%		+30%		+45%		OTHER
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
	TOTAL	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	35	0	0.0	0	0.0	4	11.4	13.5	38.6	11.5	32.9	5	14.3	1	2.9	0	0.0
	TOTAL	36	0	0.0	0	0.0	4	11.1	14	38.9	11	30.6	5	13.9	2	5.6	0	0.0